

093.0

0004

0019.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

712,500 / 712,500

USE VALUE:

712,500 / 712,500

ASSESSED:

712,500 / 712,500

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
74		RONALD RD, ARLINGTON

Legal Description							User Acct
							60445
							GIS Ref
							GIS Ref
							Insp Date
							08/20/18

OWNERSHIP

Unit #:

Owner 1: MCKEE PAMELA C	
Owner 2:	
Owner 3:	

Street 1: 74 RONALD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JOHNSTONE IAN -

Owner 2: MCKEE PAMELA C -

Street 1: 74 RONALD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1794 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																			
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 1	Rating: Good																												
(Liv) Units: 1	Total: 1	A Bath:	Rating:																												
Foundation: 2 - Conc. Block		3/4 Bath:	Rating:																												
Frame: 1 - Wood		A 3QBth:	Rating:																												
Prime Wall: 1 - Wood Shingle		1/2 Bath: 1	Rating: Very Good																												
Sec Wall:		A HBth:	Rating:																												
Roof Struct: 1 - Gable		OthrFix:	Rating:																												
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES			RESIDENTIAL GRID																										
Color: YELLOW		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																											
View / Desir:		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																											
GENERAL INFORMATION						Fpl:	Rating:	Other																							
Grade: C - Average						WSFlue:	Rating:	Upper																							
Year Blt: 1927		Eff Yr Blt:	Lvl 2																												
Alt LUC:		Alt %:	Lvl 1																												
Jurisdct: G4		Fact: .	Lower																												
Const Mod:						CONDOS INFORMATION																									
Lump Sum Adj:						Location:																									
INTERIOR INFORMATION						Total Units:																									
Avg Ht/FL: STD						Floor:																									
Prim Int Wal 2 - Plaster						% Own:																									
Sec Int Wall:						Name:																									
Partition: T - Typical						DEPRECIATION			REMODELING								RES BREAKDOWN														
Prim Floors: 4 - Carpet						Phys Cond: GD - Good	18.	%	Exterior:								No Unit	RMS	BRS	FL											
Sec Floors:						Functional:			Interior:								1	8	3												
Bsmnt Flr: 12 - Concrete						Economic:			Additions:																						
Subfloor:						Special:			Kitchen:																						
Bsmnt Gar: 1						Override:			Baths:																						
Electric: 3 - Typical						Total: 18.6 %			Plumbing:																						
Insulation: 2 - Typical						CALC SUMMARY			Electric:																						
Int vs Ext: S						Basic \$ / SQ: 130.00			Heating:																						
Heat Fuel: 2 - Gas						Size Adj.: 1.23528433			General:																						
Heat Type: 3 - Forced H/W						Const Adj.: 0.98010004			Totals																						
# Heat Sys: 1						Adj \$ / SQ: 157.391																									
% Heated: 100						Other Features: 82500																									
Solar HW: NO						Grade Factor: 1.00																									
% Com Wal						NBHD Inf: 1.00000000																									
Mobile Home						NBHD Mod:																									
Make: []						LUC Factor: 1.00																									
Model: []						Adj Total: 405672																									
Serial #:						Depreciation: 75455																									
Year: []						Depreciated Total: 330217																									
Color: []						WtAv\$/SQ: []			AvRate: []			Ind.Val: []																			
SPEC FEATURES/YARD ITEMS						Parcels Sales			Rate			Parcel ID		Typ		Date		Sale Price													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
14	Open Porch	D	Y	1	24	G	GD	2001	55.00	T	10.8	101			1,200		1,200														
More: N						Total Yard Items: []			1,200			Total Special Features: []						PARCEL ID		093.0-0004-0019.0											
Total: []						Total: []			1,200			Total: []			1,200			IMAGE		AssessPro Patriot Properties, Inc											